

**PLANNING COMMISSION MINUTES OF NOVEMBER 14, 2005**

**2005-0926** – Application for a Special Development Permit on a 6,098 square-foot site to allow first and second-story additions and a new, detached two-car garage totaling 3,185 square feet resulting in a FAR of 52%. The property is located at **375 Carroll Street** (near E Iowa Ave) in a DSP-8B (Downtown Specific Plan/Block 8B) Zoning District. (APN: 209-25-020) EL

**Jamie McLeod**, Associate Planner, presented the staff report. This application is not a standard Design Review as it is located in Block 8B of the Downtown Specific Plan. The Planning Commission previously denied an application for a Special Development Permit for this site in August 22, 2005. The applicant has revised the project based on the feedback from the Commission at the previous meeting. The revised project complies with all requirements of the code with the exception of the rear setback for the garage. Staff determined the impact on the adjacent property is minimal and the deviation requested is minimal. Staff was able to make the findings and is recommending approval of this Permit. The applicant's architect provided to the Commission an addendum with minor data changes due to last minute revisions to the design.

**Comm. Babcock** asked if the proposed second-floor balcony at the rear of the house is setback far enough to not impact the neighbors. Ms. McLeod said the rear setback from the balcony is 49 ½ feet and that the property next door was recently approved for a second-story addition so potentially both of these properties will have a higher density.

**Chair Hungerford opened the Public Hearing.**

**Dawn Marquez and Floyd Fredrickson**, owner and applicant respectively, said that since the prior application was denied they have hired a new architect and have significantly changed the project. They believe they have achieved their goals by working with staff and putting together a project that the Planning Commission could approve. Mr. Fredrickson said they are available if there are any questions.

**Chair Hungerford closed the Public Hearing.**

**Comm. Moylan moved to approve as recommended by staff. Comm. Klein seconded.**

**Comm. Moylan** commented that this is how the process is supposed to work. If a project is denied, an applicant can bring a revised project back and it has become a better project. He said hopefully the Planning Commission did their job and it was not too frustrating for the applicants.

**Chair Hungerford** agreed with Comm. Moylan and said that the Planning Commission appreciates that the applicant worked with staff and put together a project that received staff's recommendation.

**Comm. Babcock** referred to the memorandum that had been distributed and asked for clarification about the correct square footage as the report and the memorandum differ. **Gerri Caruso**, Principal Planner, said that the applicants had worked to the last minute making revisions and sent the memorandum as a correction so staff and the Commission would be aware of some minor changes in square footage. The applicants also requested in the memorandum to allow them an additional six inches in the height of the house. **Ms. McLeod** added that staff is recommending approval of the slight addition to the height.

**Comm. Moylan** said to let the motion reflect that the applicant is allowed and additional six inches to the height of the house. This was acceptable to the seconder.

**Final Action:**

**Comm. Moylan made a motion on 2005-0926 to approve the Special Development Permit with modified conditions; to allow an additional six inches to the height of the house. Comm. Klein seconded.**

**Motion carried unanimously, 7-0.**

**This item is appealable to City Council no later than November 29, 2005.**